

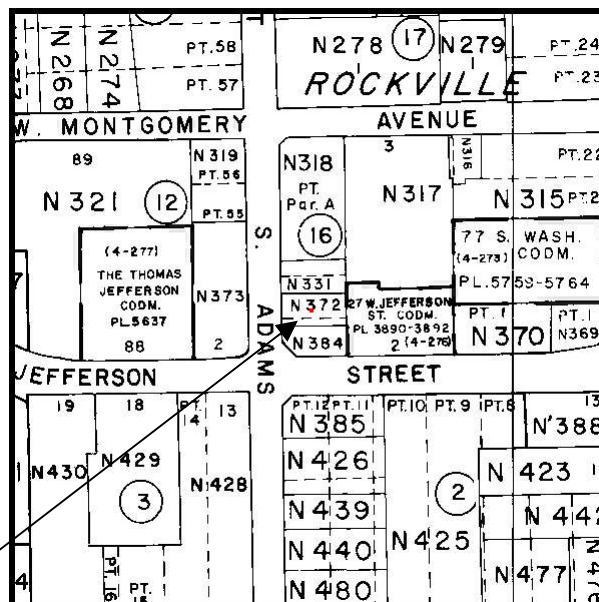
**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

**June 17, 2004  
MEETING NO. 07-04**

**APPLICATION:** HDC2004-00303

**DATE FILED:** May 26, 2004

**APPLICANT/  
OWNER:** Stephen Beck/John Bell  
12 S. Adams Street  
Rockville, MD 20850



12 S. Adams Street

**PROPERTY DESCRIPTION:**

The subject property is known as the Jerkinhead Cottage and was built in 1889. The house faces west on South Adams Street and is one of three houses that form a streetscape on this block of South Adams Street. It is presently used for law offices.

The property is zoned C-T/HD (Commercial Transition/Historic District). The building is sited two feet from the front property line, 19 feet from the north side lot line, six inches from the south side lot line, and fifty feet from the rear (east) lot line. The lot is rectangular in shape and 4,606 square feet in area. Allowable lot coverage in the C-T zone is 35%. The lot coverage of this building, with the additions, will be less than 30%.

**PREVIOUS ACTIONS AT THIS ADDRESS:**

HD-171-87 Wooden, free-standing sign

HD-148-86 Metal identification sign

**REQUEST:** The applicant requests a Certificate of Approval to build a wraparound porch on the northwest corner of the building, designed to replicate a previously removed porch, and a two-story rear addition. The rear addition will be approximately 13 feet deep on the south side and 7 feet deep on the north side and will run the width of the building. The applicant also intends to remove the existing vestibule and vinyl siding and paint the original wood siding that is extant beneath, install a new front door (specifics to be presented at the meeting), and replace a formerly existing transom over the door. The new front and rear porches will feature new standing seam copper roofs, new wood floors, and new wood columns and brackets to match

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existing. New cedar shakes will be installed on the two-story front bay to match the existing cedar shake roof. Gutters and downspouts will be replaced with half round aluminum gutters and round downspouts. The middle chimney is planned to be removed as the applicant considers it to be a safety hazard. Original windows will be re-used where possible. Any new windows will replicate the originals as closely as possible. New wood shutters will replace existing metal shutters. Shutters will be installed only where they would have originally existed, will be properly sized to fit the windows, and will be installed with operable hardware.

The HDC reviewed this request at a courtesy review on August 21, 2003 and the applicant has addressed the comments and recommendations from the HDC in the Certificate of Approval application. The applicant received a variance for the front and south side setbacks which will allow continued encroachment into the front and side setbacks.



12 S. Adams Street



1940s S. Adams  
St. Streetscape

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.***

The repeated jerkinhead roof on the front façade and flanks of this cottage were the inspiration for its name “Jerkinhead Cottage”. It is one of two houses built for the Honorable Stephen M.

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Lyddane. It was constructed by R.A. Clagett but it is believed that the design and building plans were created by Edwin M. West.



North and west facades



West and south facades



East (rear) facade



East and north facades

Recent rear addition at 10 S. Adams Street, next to subject and also owned by John Bell



**2. *The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.***

The house is L-shaped, with small rear additions. The south bay of the west (front) façade features a two-story, three-sided hipped roof bay window projecting from a jerkinhead gable end. This gable is a projection from a larger jerkinhead gable that has an additional northwest window bay. The entry bay on the northwest corner has been modified with a small, enclosed box-like vestibule that projects outward. The original entry porch, from which this doorway emerges, extends around the north façade to a one-bay jerkin head gable on the northeast corner. Two original chamfered posts and decorative brackets remain on the side porch. The flat planed south façade repeats the jerkinhead roof on its southeast bay. The southwest bay adjoins under a gabled roof. The east (rear) façade has a box-like central two-story projection with flanking rear entrances. The house features two over two wood windows. The house has been enclosed with vinyl siding, but retains its original unusual roof, porch and window detailing.

**3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.***

Overall the design , scale, proportion, texture and materials proposed are compatible with the original structure and preserve the historic character and features of the building. The revised drawings represent a significant improvement from those presented at the Courtesy Review, particularly with regard to the massing and roofline of the addition.

Changes that have been made to the plans since the August 2003 Courtesy Review include the following:

**1. Rear Elevation:**

- The addition extends 7 feet from existing northeast bay exterior wall instead of 6 feet as previously shown.
- The rear entrance is flush with the rear façade instead of recessed and the rear porch is compatible with the front porch.
- Concrete steps and landing were changed to wood.
- Chamfered columns are shown instead of turned columns.
- Addition roofline was changed to two gables instead of shallow sloping shed roof.
- Cedar roof continues on the addition instead of bitumen roof.
- The number of widows was reduced to complement the new roofline.
- Two chimneys are shown although the application indicates that the center chimney will be removed for safety reasons.
- Shutters are not shown as described.
- Textured block foundation proposed for addition.



**2. Side Elevations:**

- Rear porch extends out from building with copper standing seam roof.

- Roofline altered from previous plans.
- Addition is set in six inches on each side to distinguish it from the historic structure and a cornerboard will be used.
- Two windows added in addition.
- Turned columns changed to chamfered columns.
- Shutters changed to rail dividing top and bottom portion and sized to fit window openings. Applicant agrees to install wood shutters that are compatible in shape, size and appearance with a rail dividing top and bottom portions of the shutters. The shutters will be installed with operable hardware on existing pintels.
- Porch floor shown as wood tongue and groove.
- Columns do not block window openings.
- Porch lighting not detailed.
- The roof on the front bay is proposed to be covered with cedar shingles instead of metal. This was identified as a concern at the Courtesy Review because of the shallow slope of this roof. The applicant believes the slope is adequate to support the cedar shingles and adequately shed water. The side elevation drawing does not identify the material.

3. Front Entry Elevation

- Transom over front door is not shown.
- Shutters are shown with rail in this elevation.
- Far left column appears to block window opening.
- Front door style changed - proposed front and rear door choice to be presented at meeting.
- More porch lighting detail needed; no lighting shown for rear entrance.
- Applicant agrees to match the chemical composition of the existing mortar when repointing the brick foundation.



Staff agrees with the majority of the above described changes but some clarification and corrections to the drawings are still needed: Shutters should all be shown with center rail and proportionately sized to window openings; center chimney should be deleted from drawings if it is to be removed and a more complete explanation of reason for removal (vs. restoration) provided; chamfered columns should not block any window openings; transom over front door should be shown if it is planned to be restored; discussion is needed regarding the front and rear door styles and material for roof over bay; and more detail is required for front and rear porch lighting.

4. ***To any other factors, including aesthetic factors, which the Commission deems to be pertinent.***

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**STAFF RECOMMENDATION:** Staff recommends that the HDC approve HDC2004-00303 with the following conditions:

- Shutters must be shown with center rail on all elevations
- Columns must not block any window openings
- Transom over door should be shown on front entry elevation if it is to be restored
- Selected door styles must be determined to be appropriate to the historic structure
- Material for bay roof must be determined to be acceptable
- Porch lighting detail must be determined and found appropriate
- Center chimney should be deleted from all elevations if it is to be removed and sufficient evidence that it must be removed, rather than restored, for safety reasons must be provided. Removal of the chimney could exclude other portions of the project (such as removing the vinyl siding and restoring the original wood siding) from tax credits for which they might otherwise be eligible.
- Any changes or additions to the exterior work described in the application, including the siting of the HVAC equipment, will require approval by the HDC